



# The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370  
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT  
Phone: 405-366-5433

**CASE NUMBER:** PD15-41  
**APPLICANT:** Chickasaw Nation Industries, Inc.  
**DATE:** December 3, 2015  
**LOCATION:** End of John Saxon Boulevard next to Saxon Park  
**WARD:** 5  
**TO:** Interested Neighbors  
**FROM:** City of Norman Department of Planning and Community Development  
**SUBJECT:** Pre-Development Discussion of a Preliminary Plat and PUD Amendment

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for CORPORATE ADDITION 1, and a PUD Amendment. This property is currently zoned PUD, Planned Unit Development. This will not require rezoning. The area of the preliminary plat has been increased since the meeting held on October 22, 2015.

Please join us for a Pre-Development discussion of this proposal on Thursday, December 17, 2015 from 6:30 p.m. until 7:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

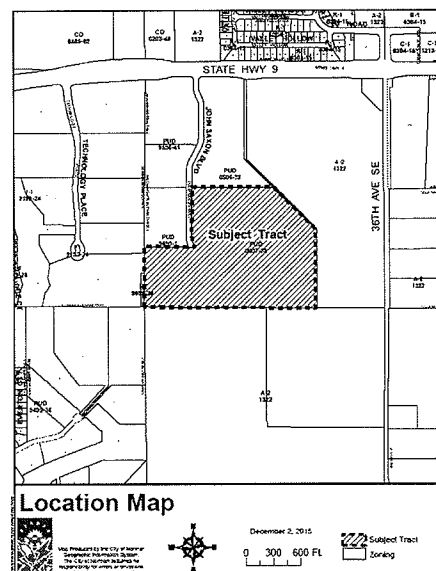
*This applicant has filed a concurrent application for Planning Commission consideration of this project at their January 14, 2016 meeting. You will also be receiving notice of that meeting in the near future.*

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 during business hours. We look forward to your participation and thank you for taking an active role in your community.

## VICINITY MAP





Application for  
**Pre-Development Informational Meeting**

Case No. PD 15-41

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

<b>APPLICANT/LAND OWNER</b> Chickasaw Nation Industries, Inc.	<b>ADDRESS</b> c/o Atty Sean Paul Rieger 136 Thompson Dr., Norman, OK 73069
<b>EMAIL ADDRESS</b> c/o Sean Rieger; sp@riegerllc.com	<b>NAME AND PHONE NUMBER OF CONTACT PERSON(S)</b> Sean Rieger; 405-329-6070 <b>BEST TIME TO CALL:</b> business hours

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located \_\_\_\_\_  
 Next to Saxon Park, at end of the John Saxon Blvd.

and containing approximately 47 acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

See attached written description.

This proposed development will necessitate (check all that apply): <input type="checkbox"/> 2025 Plan Amendment <input type="checkbox"/> Growth Boundary <input type="checkbox"/> Land Use <input type="checkbox"/> Transportation <input checked="" type="checkbox"/> Rezoning to <u>PUD Amendment</u> District(s) <input type="checkbox"/> Special Use for _____ <input checked="" type="checkbox"/> Preliminary Plat <u>Corporate Addition 1</u> (Plat Name) <input type="checkbox"/> Norman Rural Certificate of Survey (COS) <input type="checkbox"/> Commercial Communication Tower	Items submitted: <input checked="" type="checkbox"/> Deed or Legal Description <input checked="" type="checkbox"/> Radius Map <input checked="" type="checkbox"/> Certified Ownership List <input checked="" type="checkbox"/> Written description of project <input checked="" type="checkbox"/> Preliminary Development Map <input checked="" type="checkbox"/> Greenbelt Enhancement Statement <input type="checkbox"/> Filing fee of \$125.00 Current Zoning: <u>PUD</u> Current Plan Designation: _____	Concurrent Planning Commission Review Requested: <input checked="" type="checkbox"/> Received on: <u>11-30-15</u> at <u>4:45</u> a.m./p.m. by <u>mt</u>
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30 November 2015

City of Norman  
Planning Department  
201 West Gray  
Norman, OK 73069

**RE: Pre-Development Written Description of Project**

Dear City of Norman,

I represent the Owner in the attached Application for a Pre-Development Information Meeting. We are submitting an Application for Preliminary Plat and slight revisions to the Planned Unit Development (PUD zoning district).

Chickasaw Nations Industries, Inc. ("CNI") proposes to construct a 25,000 SF single story building of tilt up concrete construction that is complimentary to their existing building located immediately north of the subject property. The new project will have similar colors and have similar features such as punched window / glazing, a canopied entry and associated site development.

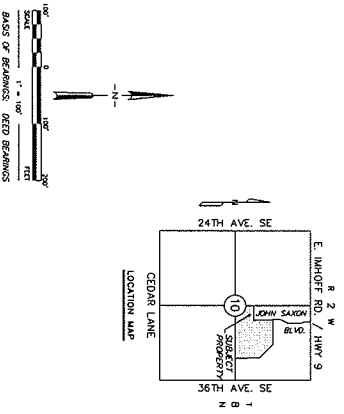
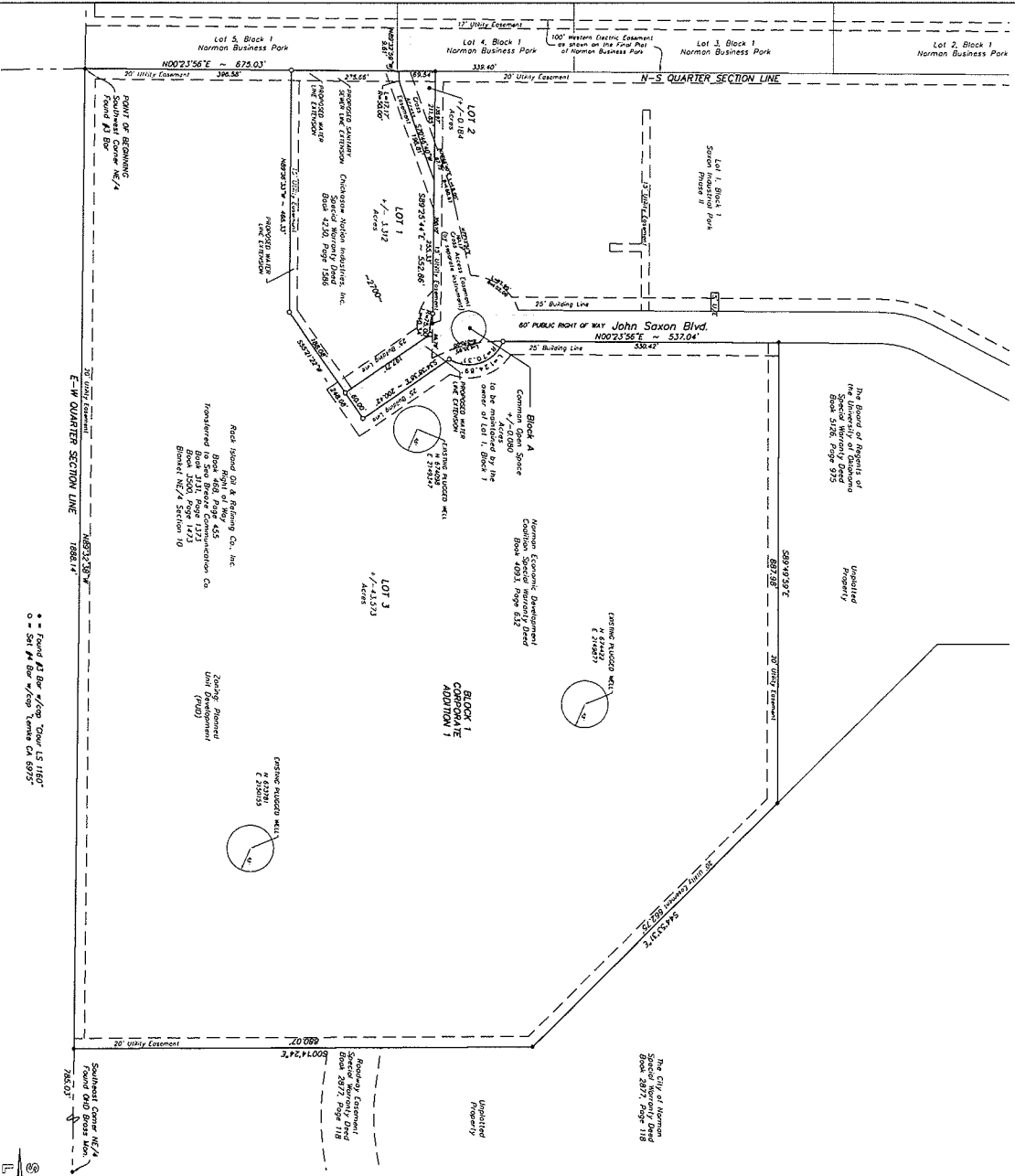
The use of the building is planned to be office and light industrial uses as similar to the immediately surrounding developments. The building will feature a Business Occupancy per the International Building Code and will house multiple tenants. The building and all associated site development will be constructed to meet all applicable codes and ordinances.

We respectfully request your support for this Application. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,  
**S.P. RIEGER PLLC**

By: Sean Paul Rieger  
Attorney at Law ▪ Architect ▪ Broker

# PRELIMINARY PLAT CORPORATE ADDITION 1 A PART OF THE NE/4 SECTION TEN, T8N, R2W OF THE L.M., NORMAN CLEVELAND COUNTY, OKLAHOMA



LEGAL DESCRIPTION (Special Warranty Deed Bk. 4091, Pg. 632):  
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE/4) OF SECTION 10, T8N, R2W, CLEVELAND COUNTY, OKLAHOMA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE/4);  
THENCE NORTH 02°15'45" EAST ON THE WEST LINE OF SAID NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 675.00 FEET TO THE SOUTHWEST CORNER OF SAID INDUSTRIAL PARK, PHASE II, A PLANNED UNIT DEVELOPMENT;  
THENCE SOUTH 89°32'48" EAST ON THE SOUTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF 270.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF JOHN SAXON BLVD.;  
THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE TO CORNER TO THE RIGHT, HAVING A BEARING OF 270.00 FEET, A CORNER BEARING OF NORTH 02°15'45" EAST, AND A CHORD LENGTH OF 134.52 FEET, FOR A CURVE LENGTH OF 12.83 FEET;  
THENCE NORTH 02°15'45" EAST ON SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 327.04 FEET;  
THENCE SOUTH 89°49'39" EAST FOR A DISTANCE OF 862.28 FEET;  
THENCE SOUTH 44°53'37" EAST FOR A DISTANCE OF 862.28 FEET;  
THENCE SOUTH 00°14'24" EAST FOR A DISTANCE OF 862.02 FEET TO A POINT ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER (NE/4);  
THENCE NORTH 89°32'48" WEST ON THE SOUTH LINE OF THE SAID NORTHEAST QUARTER (NE/4) FOR A DISTANCE OF 1088.14 FEET TO THE POINT OF BEGINNING;  
BEARINGS ARE BASED ON DEED BEARINGS WITH THE WEST LINE OF THE SW/4 NE/4 ASSUMED TO BEAR NORTH 00°23'58" EAST.

THIS SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE OKLAHOMA SURVEYING BOARD OF PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LAND SURVEYORS. THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE OKLAHOMA SURVEYING BOARD OF PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LAND SURVEYORS. THE SURVEY MEETS OR EXCEEDS THE REQUIREMENTS SET FORTH BY THE OKLAHOMA SURVEYING BOARD OF PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND LAND SURVEYORS.



Surveyed By: Randy L. Johnson RLS #1330 of  
Engineering By: J. Bret Coburns PE #10831 of  
LAND SURVEYING  
Coburns Engineering, Inc.  
1111 S. W. 10th Ave., Suite 200  
Norman, Oklahoma 73061  
405.384.1029  
405.384.1027  
info@coburns.com

**Chickasaw Nation Industries**  
**Proposed Office Building**  
2700 JOHN SAXON BLVD.  
NORMAN, OKLAHOMA

Sheet:  
Project:  
10/05/2015  
11/30/2015  
Revised:  
Issue Date:  
11/30/2015

Project Number:  
Sheet Title:  
PRELIMINARY PLAT  
Sheet Number:  
PP 1